138.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,800 / 1,030,800
					USE VALUE:	1,030,800 / 1,030,800
					ASSESSED:	1,030,800 / 1,030,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STINE DANIEL E & JENNIFER M
Owner 2:	
Owner 3:	
Street 1:	33 PLEASANT VIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITNEY JULIA/MARK -
Owner 2:	-
Street 1:	33 PLEASANT VIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2430 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	475,100	4,900	550,800	1,030,800
Total Card	0.147	475,100	4,900	550,800	1,030,800
Total Parcel	0.147	475,100	4,900	550,800	1,030,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.13 | /Parcel: 424.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88363
GIS Ref:
GIS Ref:
Insp Date: 10/28/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	475,100	4900	6,400.	550,800	1,030,800	1,030,800	Year End Roll	12/18/2019
2019	101	FV	359,700	4900	6,400.	581,400	946,000	946,000	Year End Roll	1/3/2019
2018	101	FV	359,700	4900	6,400.	428,400	793,000	793,000	Year End Roll	12/20/2017
2017	101	FV	359,700	4900	6,400.	410,000	774,600	774,600	Year End Roll	1/3/2017
2016	101	FV	359,700	4900	6,400.	379,400	744,000	744,000	Year End	1/4/2016
2015	101	FV	351,100	4900	6,400.	318,200	674,200	674,200	Year End Roll	12/11/2014
2014	101	FV	351,100	4900	6,400.	310,900	666,900	666,900	Year End Roll	12/16/2013
2013	101	FV	346,800	4900	6,400.	296,200	647,900	647,900		12/13/2012

!10658!

PRINT: Date 12/11/20 | Time 00:56:35

LAST REV: Date 01/23/18 | Time 10:28:50 | apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10658

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITNEY JULIA/M	62001-340		6/12/2013		880,000	No	No		
BOGHOSIAN SARKI	40470-200		8/14/2003		650,000	No	No		
BOGHOSIAN ARTHU	26729-443		10/7/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	88363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2017	957	Alterati	29,722	C				
6/17/1994	281	Manual	1,000					REROOF GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2017	Inspected	BS	Barbara S
9/1/2017	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	372	PATRIOT
2/22/2004	MLS	HC	Helen Chinal
12/7/1999	Inspected	267	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
7/30/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	90.	0.96	10									550,800						550,800	

Total AC/HA: 0.14692 | Total SF/SM: 6400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 550,800 | Spl Credit | Total: 550,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16269529
Const Adj.:	1.00739932
Adj $ / SQ:	146.412
Other Features:	109353
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583637
Depreciation:	108556
Depreciated Total:	475080

COMMENTS

BK:24978 PG:499 BK:14118 PG:398
643-8278.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

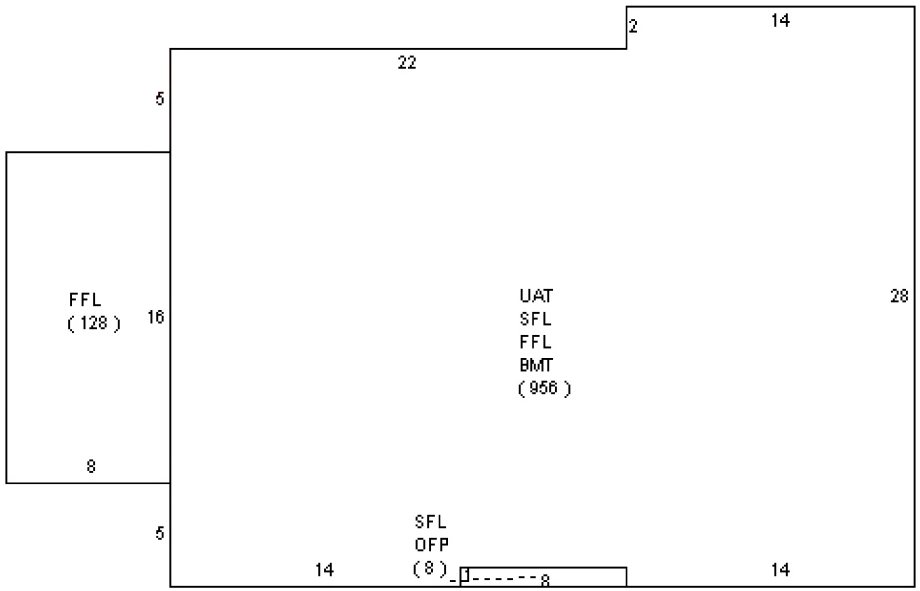
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.16
Special Features:	0	Val/Su Net:	146.14
Final Total:	475100	Val/Su SzAd	231.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	146.410	158,711
SFL	Second Floor	964	146.410	141,141
BMT	Basement	956	61.490	58,787
UAT	Upper Attic	239	58.560	13,997
OFP	Open Porch	8	44.330	355

Net Sketched Area:	3,251	Total:	372,991
Size Ad	2048	Gross Are	3968	FinArea	2430
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1938	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900